

City of Wayne

Summary

- From 2010 to 2015, population decreased by 1.6 percent, or by 91 persons.
- In 2015, 25 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$216,800.
- The vacancy rate in the Fall 2016 Rental Survey was 3.1 percent, which compared to a vacancy rate of 2.8 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Wayne's population decreased by .25 percent between 2000 and 2015, from 5,583 to 5,569 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 14 persons in Wayne between 2014 and 2015, as shown below in Table III.30.1.

Subject	Nebraska	% Growth Since 2000	Wayne	% Growth Since 2000
2000 Census	1,711,263		5,583	.
July 2001 Estimate	1,719,836	0.5%	5,580	-1
July 2002 Estimate	1,728,292	1.0%	5,523	-1.1
July 2003 Estimate	1,738,643	1.6%	5,562	-.4
July 2004 Estimate	1,749,370	2.2%	5,510	-1.3
July 2005 Estimate	1,761,497	2.9%	5,564	-.3
July 2006 Estimate	1,772,693	3.6%	5,636	.9
July 2007 Estimate	1,783,440	4.2%	5,487	-1.7
July 2008 Estimate	1,796,378	5.0%	5,512	-1.3
July 2009 Estimate	1,812,683	5.9%	5,636	.9
2010 Census	1,826,341	6.7%	5,660	1.4
July 2011 Estimate	1,842,383	7.7%	5,550	-.6
July 2012 Estimate	1,855,973	8.5%	5,581	.0
July 2013 Estimate	1,869,300	9.2%	5,544	-.7
July 2014 Estimate	1,882,980	10.0%	5,555	-.5
July 2015 Estimate	1,896,190	10.8%	5,569	-.3

Table III.30.2, on the following page, shows the population of Wayne by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 94.5 percent of the population, with a total of 5,245 persons. There were also 271 black and 0 Native American persons residing in the City of Wayne. In 2010 the Hispanic population accounted for 4.8 percent of the population, with 270 persons, which compared to a population share of 7.7 percent in 2015 and a Hispanic population of 426.

Table III.30.2				
Population by Race and Ethnicity				
City of Wayne				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,273	93.2%	5,245	94.5%
Black	121	2.1%	271	4.9%
American Indian	26	.5%	0	.0%
Asian	38	.7%	0	.0%
Native Hawaiian/ Pacific Islander	11	.2%	0	.0%
Other	113	2.0%	16	.3%
Two or More Races	78	1.4%	21	.4%
Total	5,660	100.0%	5,553¹⁰⁸	100.0%
Hispanic	270	4.8%	426	7.7%

Table III.30.3, below, shows the population of Wayne by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 42.3 percent of the total population in 2010 to 42.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 9.5 percent of the population in 2015, or 526 persons. The percentage of people aged 65 or Older changed from 12.4 percent of the total population in 2010 to 14.4 percent in 2015. Additional age details are shown below.

Table III.30.3				
Population by Age				
City of Wayne				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	732	12.9%	600	10.8%
15 - 24	2,396	42.3%	2,347	42.3%
25 - 34	526	9.3%	526	9.5%
35 - 44	420	7.4%	383	6.9%
45 - 54	453	8.0%	446	8.0%
55 - 64	429	7.6%	451	8.1%
65 or Older	704	12.4%	800	14.4%
Total	5,660	100.0%	5,553	100.0%

¹⁰⁸ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Wayne increased by 6.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 2.8 percent to 290 persons, while the enrollment for those aged 5 to 10 increased by 9.4 percent, to 394 persons. Between 2015 and 2016, school enrollment rose by 1.3 percent or from 947 to 959 persons. These results can be seen in Table III.30.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	335	280	331	946
2001	352	261	319	932
2002	349	264	305	918
2003	342	264	296	902
2004	337	259	296	892
2005	320	276	276	872
2006	321	272	276	869
2007	330	265	267	862
2008	361	256	268	885
2009	351	265	286	902
2010	360	256	282	898
2011	358	263	276	897
2012	351	280	272	903
2013	371	275	279	925
2014	378	285	262	925
2015	384	294	269	947
2016	394	275	290	959

HOUSING

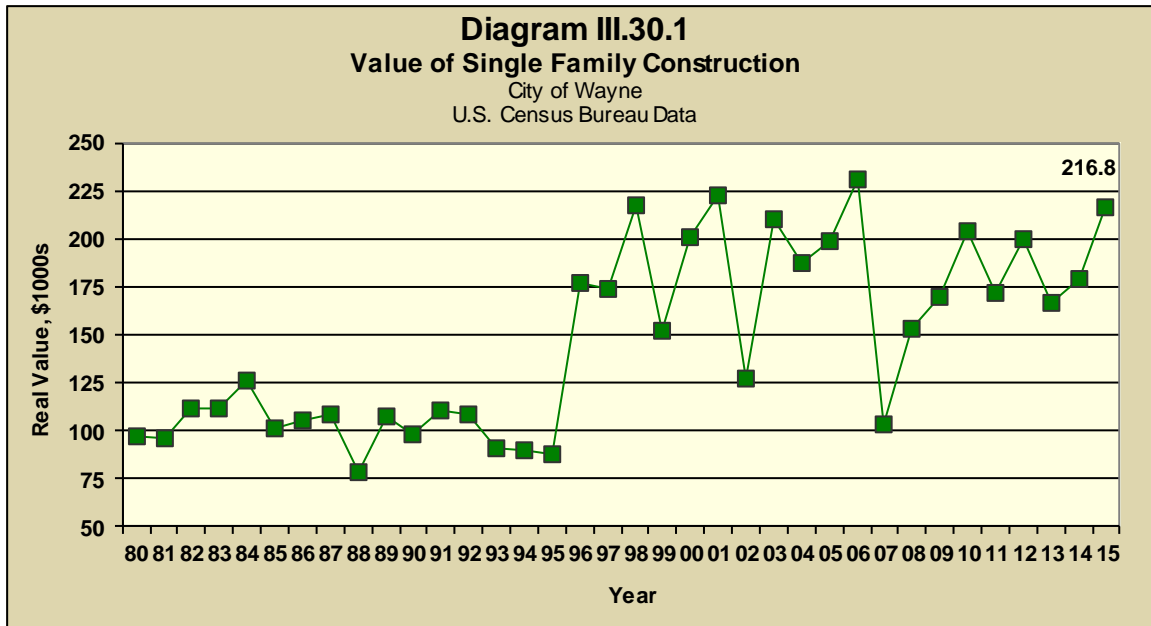
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹⁰⁹ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Wayne numbering 29 in 1980, 5 in 1990, 11 in 2000, and 13 in 2008. Between 2014 and 2015, single-family permits decreased to 10 units. Additional details of permit activity and per-unit valuations are shown in Table III.30.5.

¹⁰⁹ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	29	0	8	20	57	97	0	81	54
1981	10	2	0	0	12	96	60	0	0
1982	11	0	0	0	11	112	0	0	0
1983	16	0	0	0	16	112	0	0	0
1984	10	2	0	0	12	126	74	0	0
1985	6	0	0	12	18	102	0	0	52
1986	2	0	0	15	17	105	0	0	44
1987	8	2	0	0	10	109	55	0	0
1988	5	0	0	0	5	78	0	0	0
1989	3	0	0	0	3	107	0	0	0
1990	5	0	0	0	5	99	0	0	0
1991	14	0	0	0	14	110	0	0	0
1992	12	0	0	0	12	108	0	0	0
1993	8	0	0	0	8	91	0	0	0
1994	9	0	0	0	9	89	0	0	0
1995	9	0	0	0	9	88	0	0	0
1996	17	0	0	53	70	177	0	0	82
1997	17	0	0	48	65	174	0	0	80
1998	7	2	3	16	28	217	136	139	76
1999	9	2	0	0	11	152	78	0	0
2000	11	0	0	0	11	200	0	0	0
2001	10	2	0	6	18	222	144	0	131
2002	6	2	0	0	8	127	191	0	0
2003	5	0	0	0	5	210	0	0	0
2004	8	4	0	0	12	187	129	0	0
2005	12	0	0	0	12	198	0	0	0
2006	5	2	0	0	7	230	69	0	0
2007	5	0	0	0	5	103	0	0	0
2008	13	0	0	0	13	153	0	0	0
2009	18	0	0	0	18	169	0	0	0
2010	9	0	0	0	9	204	0	0	0
2011	4	0	8	0	12	171	0	60	0
2012	15	2	4	0	21	200	97	51	0
2013	14	0	3	30	47	167	0	58	50
2014	17	0	0	17	34	179	0	0	56
2015	10	0	8	7	25	217	0	45	42.9

As shown in Diagram III.30.1, on the following page, the average value of newly constructed single-family units in 2000 was \$200,313, \$198,382 in 2005, and \$203,775 in 2010. In 2015, the value of single family units rose to \$216,800 from \$178,517 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Wayne. As shown in Table III.30.6, below, 6.2 percent, or 134 housing units were vacant in 2015. Of the 2,013 housing units that were occupied in 2015, 49.1 percent, or 988 units, were owner-occupied, and the remaining 50.9 percent were renter-occupied. This compares to 1,953 housing units that were occupied in 2010 with 1,056 units, or 54.1 percent, being owner-occupied, and the remaining 45.9 percent being renter-occupied.

Table III.30.6
Housing Units by Tenure
 City of Wayne
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,953	93.8%	2,013	93.8%
Owner-Occupied	1,056	54.1%	988	49.1%
Renter-Occupied	897	45.9%	1,025	50.9%
Vacant Housing Units	129	6.2%	134	6.2%
Total Housing Units	2,082	100.0%	2,147	100.0%

As shown in Table III.30.7, on the following page, there were 1,354 single family dwellings in 2015, which accounted for 63.1 percent of all housing units. Apartment units accounted for 21.8 percent of housing units, with 469 units. Mobile homes also accounted for an additional 0.7 percent of housing with 14 units.

Table III.30.7				
Housing Units by Type				
City of Wayne				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,490	74%	1,354	63.1%
Duplex	121	6%	33	1.5%
Tri- or Four-Plex	97	5%	277	12.9%
Apartment	233	12%	469	21.8%
Mobile Home	75	4%	14	.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,016	100.0%	2,147	100.0%

Table III.30.8, below, shows the disposition of vacant housing units in Wayne. At the time of the 2015 five-year ACS, 35.1 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 32 “other vacant” units, representing 24.8 percent of vacant units, which compared to 64.9 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.30.8				
Disposition of Vacant Housing Units				
City of Wayne				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	64	49.6%	47	35.1%
For Sale	26	20.2%	0	.0%
Rented or Sold, Not Occupied	6	4.7%	0	.0%
For Seasonal, Recreational, or Occasional Use	1	.8%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	32	24.8%	87	64.9%
Total	129	100.0%	134	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.30.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Wayne. The number of completed surveys increased from 24 in 2015 to 25 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 0.4 percentage points and was at 3.1 percent in 2016.

Table III.30.9				
Survey of Rental Properties				
City of Wayne				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	18	315	1.9	20.0
2013	27	366	4.9	61.9
2014	24	489	2.7	92.3
2015	24	489	2.8	48.0
2016	25	540	3.1	32.7

Table III.30.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 133 single family units in City of Wayne, with 9 of them available. This translates into a vacancy rate of 6.8 percent in City of Wayne, which compares to a single family vacancy rate of 3.6 percent for the

State of Nebraska. There were 373 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 1.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.1 percent.

Table III.30.10 Rental Vacancy Survey by Type City of Wayne 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	133	9	6.8%	4.9%
Apartments	373	4	1.1%	3.1%
Mobile Homes	2	2	100.0%	40.0%
“Other” Units		0	.0%	.
Don't Know	32	2	6.3%	2.6%
Total	540	17	3.1%	3.1%

Table III.30.11, below reports units by Number of Bedrooms. Four bedroom units were the most common type of reported single family unit, with 44 units. The most common apartment units were two bedroom units, with 140 units. Details for additional unit types are reported below.

Table III.30.11 Rental Units by Number of Bedrooms City of Wayne 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	82	1	0	.	83
Two	18	140	1	0	.	159
Three	28	20	0	0	.	48
Four	44	18	0	0	.	62
Don't Know	43	113	0		32	188
Total	133	373	2		32	540

Table III.30.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 4.5 percent.

Table III.30.12 Single Family Units by Number of Bedrooms City of Wayne 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	18	2	11.1%
Three	28	2	7.1%
Four	44	2	4.5%
Don't know	43	3	7.0%
Total	133	9	6.8%

Table III.30.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 2.1 percent.

Table III.30.13 Apartment Units by Number of Bedrooms City of Wayne 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	82	1	1.2%
Two	140	3	2.1%
Three	20	0	.0%
Four	18	0	.0%
Don't know	113	0	.0%
Total	373	4	1.1%

Average market-rate rents by unit type are shown in Table III.30.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.30.14 Average Market Rate Rents by Number of Bedrooms City of Wayne 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$394	\$	\$	\$394
Two	\$500	\$497	\$	\$	\$498
Three	\$696	\$693	\$	\$	\$695
Four	\$884	\$978	\$	\$	\$915
Average	\$719	\$539	\$650	\$650	\$601

Table III.30.15, below, shows vacancy rates for single family units by average rental rates for the City of Wayne. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 7.3 percent.

Table III.30.15			
Single Family Market Rate Rents by Vacancy Status			
City of Wayne			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	82	6	7.3%
\$750 to \$1,000	17	0	.0%
\$1,000 to \$1,250	33	3	9.1%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	1	0	.0%
Total	133	9	6.8%

The average rent and availability of apartment units is displayed in Table III.30.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 0.9 percent.

Table III.30.16			
Apartment Market Rate Rents by Vacancy Status			
City of Wayne			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	106	2	1.9%
\$500 to \$750	231	2	.9%
\$750 to \$1,000	34	0	.0%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	2	0	.0%
Total	373	4	1.1%

Respondents were asked if utilities are included in the rent and as shown in Table III.30.17, on the following page, 11 respondents, or 47.8 percent, included some sort of utility in the rent.

Table III.30.17 Are there any utilities included with the rent? City of Wayne 2016 Survey of Rental Properties	
Period	Respondent
Yes	11
No	12
% Offering Utilities	47.8%

The type of utility included in the rent is shown in Table III.30.18, below. There were 5 respondents who included electricity, 4 respondents who included natural gas, 10 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table III.30.18 Which utilities are included with the rent? City of Wayne 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	4
Water/Sewer	10
Trash Collection	8

Table III.30.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 10 respondents said they keep a waiting list, with an estimated 22 number of persons on the waiting list.

Table III.30.19 Do you keep a waiting list? City of Wayne 2016 Survey of Rental Properties	
Period	Respondent
Yes	10
No	14
Waiting list Size	22

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.30.20, below, 3 respondents said there was no need for renovating single family units, with 4 respondents saying there was extreme need for renovating single family units. Likewise, 4 respondents indicated no need for renovating existing apartment units, with 4 respondents saying there was extreme need for renovating existing apartment units.

Table III.30.20 How would you rate the need for renovation of existing units in the city? City of Wayne 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	
Low Need	2	3	2	
Moderate Need	5	5	5	1
High Need	3	3	3	1
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.30.21, below, 11 respondents said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 13 respondents indicated no need for constructing new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	11	13	12	
Low Need	1	1	1	1
Moderate Need	1	1	1	
High Need	3	2	2	2
Extreme Need	2	2	2	

Local Commentary

Wayne is the county seat of Wayne County and home to Wayne State College. There are several manufacturing plants located in Wayne, with Great Dane Trailers employing at least 500 people. Other major employers are NorthStar Services, Wayne State College, and Providence Medical Center.¹¹⁰

In 2016 there have been a few new business establishments that have opened including retail and restaurants. The population has been slowing increasing and unemployment is very low. There is still a need for more labors, skilled and unskilled in the area to help local businesses expand and grow. The housing market is stable ad there are plans for more single family homes to be built in the coming year. Additionally, there is a at least 30 more multi-family units in the works.¹¹¹

¹¹⁰ Community Facts Wayne, Nebraska <http://www.cityofwayne.org/DocumentCenter/Home/View/353>

¹¹¹ Telephone interview with City of Wayne staff, 2/2017

